

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: November 8, 2012

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Joe Coath, Commissioner
Marty O'Donnell, Chairperson

Staff Members: Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:02 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

New Business

ARC 12-12: 201 South Hough Street – Final Approval

Owner: Barrington Bank & Trust
201 S Hough St
Barrington, IL 60010

Architect: Grund & Riesterer Architects Inc
20 N Wacker Dr, Ste 2418
Chicago, IL 60606

The petitioner is seeking a certificate of approval for alterations to the existing façade columns on the building located at 201 South Hough Street. The Petitioner proposes to replace the deteriorating wood pilaster columns with Turncraft PVC columns of a similar design. The property is zoned B-4 Village Center District.

Mr. Chuck Riesterer, Grund & Riesterer Architects, took the podium representing Barrington Bank and Trust. Mr. Riesterer said that over the years they have had numerous problems with the columns. Barrington Bank and Trust is hoping for a permanent solution to the problem. They would like to replace the wood pilaster columns with Turncraft PVC columns. The profiles of the columns are almost identical. They will not be changing the trim or the siding.

Chairperson O'Donnell said that staff has no problems with the petition. It is a non-contributing commercial project.

Vice-Chairperson Coath asked if they are changing the pilasters at the entrance doors. Are they scaled down?

Mr. Riesterer said that they will be almost an identical match to what is there now. He said the wood columns are coming off and new pilasters are going on.

Chairperson O'Donnell asked for public comment. There was none.

A motion was made by Commissioner Plummer and seconded by Commissioner Petersen to approve ARC 12-12, a certificate of approval for alterations to the existing façade columns on the building located at 201 South Hough Street, to replace the deteriorating wood pilaster columns with Turncraft PVC columns of a similar design.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7-0. The motion carried.

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ARC 12-10: Barrington Village Center – Preliminary Review

OWNER: Arthur Hill & Co.
900 Clark Street
Evanston, IL 60201

Architect: HKM Architects+ Planners
43 S Vail Avenue
Arlington Heights, IL 60005

The petitioner is seeking a certificate of approval for redevelopment of the site at the southwest corner of Hough Street and Main Street. The Petitioner proposes to construct two buildings on the site; one on the west side of the site, in a similar location as the former Chuck Hines store (Building #1); and another L-shaped building on the corner of Hough and Main Street (Building #2). Building 1 is proposed as a one story building while Building 2 is two-stories with an alternate proposal for a third story over the Main Street side of the building. The property is zoned B-4 Village Center District.

Chairperson O'Donnell said that PC 12-10 is a preliminary review for the petitioner to get input from the ARC. There will be a public hearing on Tuesday, November 20th.

Mr. Mark Hopkins, HKM Architects+ Planners, gave a brief overview. His focus is the buildings. He will present the basic architecture and then the alternate. He showed the aerial site plan. All the buildings are friendly to each other. They want to provide variety and interest in the façade, consistent with the patterns that are already downtown. There is a one-story building between the Robertson House and Miller Jewelers, referred to as Building One. The building at the corner will be referred to as Building Two. In Building Two the first floor is broken into two components. The grades are accurately shown on the elevations. The change of grade is challenging. They have pitched the sidewalk and added steps and planters to pick up the grades.

Building One is broken into three components. They have taken a combination of masonry elements, stone veneer, pilasters on the base of the building, and cast stone trim. There is a flat roof behind where the mechanical units are, that pitches in the front and is residential in nature. The east side of the building has a designated outdoor dining area. There is a stone wall in the back, which is a dumpster enclosure. There is gooseneck lighting in black. The other accessories, such as the fence work around the outdoor dining, will also be black. All sides will be fronts. The meters on the rear will have a metal enclosure.

Chairperson O'Donnell asked what kind of grade there is from one end to the other.

Mr. Hopkins said that it is high on the northeast corner on Main Street and then drops down. The curb does not change, so it is challenging to be accessible for people to get into the buildings. On Station Street it drops down until across from the reservoir.

Commissioner Kozak said he likes the layout, but he is not thrilled about the materials. It does not take into account the buildings around it. It is a change from Building Two.

Mr. Hopkins said that they will use quality materials, a blend of siding and hard masonry to transition from the residential neighborhood. They want traditional architecture, to look like it was been there awhile and continues but enhances the streetscape. It is important that it does not look like a project. It is driven by what is pleasing to the eye in a business neighborhood.

Commissioner Kozak said he agrees with what Mr. Hopkins is saying but he is not seeing it. It is sandwiched between two existing buildings and he does not see any elements of either in Building One.

Mr. Hopkins said the Robertson house is a Queen Anne style, the jeweler's building does not have much that could be emulated, and it is eclectic going down the street. The new building needs to have integrity. Does the Commissioner want him to take elements from neighboring buildings?

Commissioner Lytle said he does not think they should take elements from the jeweler's. He believes that it should stay true to one style.

Vice-Chairperson Coath said that the streetscape has an aggregate of building styles that were brought together over time. He believes that Building One is a stab at trying to do that. He does not think it would be necessarily appropriate to take elements from the Robertson House.

Commissioner Kozak thinks it is not a good idea, looking like a building that has been added on to. He thinks it is too small of a building to do this.

Commissioner Lytle thinks Building One should pick a style and stick with it.

Mr. Hopkins presented Building Two, alternate one, Main street elevation. This is at the edge of the business district and they wanted to bring the scale down. It will be an office building over retail. The theme will be a little darker, an old town central business district flavor. There will be more consistency than Building One. They have started and stopped the roof and applied gables. The second floor has roughly a double hung window every ten feet. The tower has some transom and arch top windows. They wanted to give it visual interest, the components will hold together in one cohesive entity. They will have heavy trim and stucco-looking areas on the building. The awnings will change over time as the tenants change. The height of first floor windows varies. There will be a portal on the east side of the building. They have to deal with the grade on the east side also along Hough Street. The store front stops as they turn the corner onto Station Street. There will be an area for outdoor dining and a brick trash enclosure. The back will also look like a front with less glass. They want to create spaces where people will hang out. The planters will create some psychological safety. The buildings are set back a little farther with a larger sidewalk.

There is a three story alternate for Building Two. The tower element needed to be relocated on the alternate to balance the look. Some of the footprint will change with the tower relocation.

Commissioner Plummer asked if it is usually required that there is a setback on the third. She asked if that had been changed.

Mr. Kramer said that the Zoning Ordinance requires an eight foot setback, but they will ask for an exception to that.

Mr. Hopkins said that they terminated the three story portion of the building with a Dutch gable that will carry through to the west side of the building. The left portion of the building is the same as it was before. They had to widen the footprint of the tower a bit to keep it in proportion. On the south elevation there is a brick trash enclosure.

Chairperson O'Donnell opened the meeting up for public comment.

Mr. Fred Weinert, manager/ owner of 303 E. Main Street, asked if the developer has paid the ARC fee. He said that it was not paid with the filing.

Mr. Kramer said that yes, it has been paid.

Mr. Weinert noted that it was not paid on time. He asked what other exceptions they are stating.

Mr. Kramer said that the exceptions will be called out in the Staff Report that will be given to the Plan Commission the Friday before they meet.

Mr. Weinert suggested that the website announce the Plan Commission meeting.

Chairperson O'Donnell said that since this is the Architectural Review Commission, he would like to hear what he thinks of the look of the building.

Mr. Weinert said that he thinks the building is massive, especially with the third floor. He would like Mr. Flubacher to address this. He is also afraid of safety issues at that corner.

Chairperson O'Donnell said that the Plan Commission would be a better place for him to bring that up.

Mr. Ron Flubacher said he is the cause of the eight foot setback at 303 E. Main Street, causing a change in the ordinance. He said he likes parts of the design. He thinks the third floor looks too plain. He put together a volumetric study of the site to show the nature of the site with the size of the development. The project is massive compared to the buildings around it. He is worried about what this will do visually to the community. He thinks it should be pulled back off the street. He does not think the building has to be as tall as it is. He thinks they could drop about six feet and still accomplish a three-story building. He asked what the height of the ceiling is on the office floors.

Mr. Hopkins said they were 13 feet 11 inches from floor to floor, ten foot ceiling on the retail. The site drops away so there is a 16 inch difference from the northern portion of the building to the south portion.

Mr. Flubacher said he has two concerns – changing the feeling of a small town at that intersection and its size. It is massive. He thinks the two-story is too close to the street. He thinks the parking should be in front of the development.

Chairperson O'Donnell reminded him that this is a preliminary review.

Mr. Mike Miller, owner of the Main Street jewelry store, asked about the shadows in Mr. Flubacher's illustration, what time of day do they represent.

Mr. Flubacher said they illustrate shadows at 4 PM in December.

Mr. Miller thinks that parking should be in the front.

Chairperson O'Donnell said that maybe they should attend a Plan Commission meeting.

Vice-Chairperson Coath said that the illustration does not reflect the actual massing. If they are doing a shadow study, it should be refined.

Commissioner Petersen said they have not seen a shadow study and he would like to see that. He disagrees with them on putting parking in front of the building. He wants to see how the three stories relate to the surrounding buildings. The scale of materials is important also. He believes the architects can develop a 3D drawing.

Mr. Miller thinks Building Two fits in Barrington except that it is too large. He does not think that Building One does anything for the neighborhood.

Mr. Bob Keleher, lives in Barrington and operates the UPS store. His business is dependent on getting people to his store. Hough Street is sometimes difficult to cross. At five o'clock there will be an impact on traffic. Has there been a traffic impact study?

Mr. Kramer said that a study has been done. More will be presented at the Plan Commission meeting.

Commissioner Geissler asked about the stone material, as there is not much in town. He likes the building. He is curious as to what the other Commissioners think.

Commissioner Lytle said that limestone and brick are more traditional.

Commissioner Petersen said he would like to see brick and stone samples. He would like to see the scale of the material. He is concerned about the size. He likes the streetscape. He is concerned about the second floor, as it is lacking detail. For the larger building, he is anxious to see the modeling. The smaller building doesn't relate to the white building. He would like to see it change a lot more. It does not have traditional character.

Mr. Hopkins said they can change the façade and the cornice.

Commissioner Kozak said it doesn't meld well with the buildings around it.

Vice-Chairperson Coath said it can be treated as three pieces, as aggregate buildings growing up together.

Commissioner Geissler said it is like the Black Smith Shop that has been moved from that area; it has some common things, such as roof line and shape.

Vice-Chairperson Coath said it is like Market Square in Lake Forest, like it happened over time.

Commissioner Plummer said that overall, Building Two is an acceptable design. Building One needs to be refined.

Mr. Hopkins asked if the Commission would feel better about the building if it had a more consistent material across it.

Commissioner Plummer said that as a Commission, they do not want to dictate to that detail.

Mr. Kramer asked if it is a consensus that the building be refined in three separate buildings.

The Commission agreed.

Commissioner Geissler said it is hard to visualize. They would like to see the three pieces but connected differently.

Commissioner Petersen said that each element has to stand by itself, but they need to be cohesive, like three buildings built at different times.

Mr. Hopkins said that what he hears is that they don't like it. They want something that holds together a little bit more. It has to have integrity.

Vice-Chairperson Coath said it needs a level of association with the past. It is at an appropriate scale.

The Commission agreed that they do not like the idea of parking in front of the building.

Mr. Kramer said the Zoning Ordinance does not like it either. It requires buildings to be closer to the street without a large setback. There is no parking along Route 59. There is parking along Main Street only in non-rush hour times.

Mr. Kramer asked the Commission on direction for Building Two.

Commissioner Lytle asked what the spirit of the building is.

Mr. Hopkins said it is not a specific architecture; it is eclectic.

Commissioner Kozak said he likes the detail and design for Building Two. He likes how they are bringing in materials from all over the Village, the Tudor look and the parapet detailing. He likes the stonework on the tower. He wants to see some massing models.

Commissioner Lytle asked why they changed the positioning of the tower with the two-story model versus the three-story.

Mr. Hopkins said that the tower is a signature element. They thought it was important to be in the visual center at a prominent turn. It is less balanced if the two-story tower remained in the same place as they moved to the third floor. It will help to see it in 3D.

Commissioner Plummer said that it highlights the walkthrough and defines it. It makes it friendly and pleasant, especially in the summer. She thinks that the massing of three stories is too high in this location. She thinks their solution to the changing grade is very well done.

Chairperson O'Donnell said there are three residents on Station Street that are located across from the parking lot. He is hoping that they will not see any of the parking lot.

Mr. Kurensky, Landscape Architect, said there are a lot of things going on there. There is grade; Station Street actually goes back up at that point. There is an architectural wall and a patio at the south end of Building Two and they also made another architectural wall at the far end of the property, like a bookend. It is four feet high and matches the other wall. There will be a deciduous hedge between the walls with lower perennials and shrubs in front of the hedge.

Chairperson O'Donnell suggested wrought iron in between. He wants to protect those residents.

Commissioner Lytle asked if the Commission will see a roof plan for the building. Is there a flat area for the mechanical units?

Mr. Hopkins answered that most of the roof is flat. The 3D model will help.

Commissioner Lytle said he would like to see the Dutch roof and how the parapet terminates.

Vice-Chairperson Coath said overall conceptually he likes Building Two a lot. The depiction is sensitive to the massing and scaling. The building is in a community of the actual stuff; they will need to honor that level of detail.

Mr. Hopkins agreed with him.

Chairperson O'Donnell said that Staff has asked the Commission to review the appropriateness of the higher glazing and the metal curtain wall.

Vice-Chairperson Coath said he is fine with it. He would encourage a two-story to cornice solution. He is concerned about the three-story solution.

Chairperson O'Donnell asked about the aluminum window system and the lighting layout.

Mr. Kramer said he called those things out because they were the only standards that were not met. The lights will be lower poles that actually meet the Zoning Ordinance.

Commissioner Petersen suggested that the architect not use the aluminum store front all the way to the ground because of maintenance issues, but to consider tile or stone. Salt will deteriorate the aluminum quickly and it will need to be replaced.

Mr. Hopkins said that he appreciated the feedback.

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Approval of Minutes

October 25, 2012

Commissioner Petersen made a motion to approve the October 25, 2012 meeting minutes, as amended, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

This petition will come back again on December 6th. There will also be a regular meeting on December 13th.

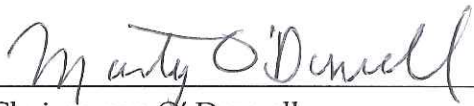
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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 9:26 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary


Chairperson O'Donnell
Architectural Review Commission

Approval Date: December 6, 2012